

COMMITTEE OF THE WHOLE - JUNE 20, 2005

ASSUMPTION – MILLVIEW SUBDIVISION, PHASE 1 19T-81061 / 65M-3377, 65M-3466

Recommendation

The Commissioner of Engineering and Public works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3377 and that the municipal services letter of credit be reduced to \$5,000 as per Park's Operations and Forestry Department's request for the financial guarantee and replacement of the boulevard trees.

Economic Impact

Upon assumption of this development, approximately 1.5 lane kilometres of roadway and associated municipal infrastructure will be added to the City of Vaughan's system. There will be a future cost associated with the operation and long-term maintenance of the additional inventory of lands and public highways that may include roads, sewers, watermains, street lighting, streetscaping, storm water management ponds, parks, etc.

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

The 51 lot development is a residential subdivision. The development is located east of Highway #27 and Islington Avenue, as shown on Attachment 1.

The Subdivision Agreement was signed on October 14, 1999. The municipal services in Plan 65M-3777 were installed in July 1999 and the top course asphalt was placed in June 2003.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Park Developments, Development Planning and Clerks. The Parks Operations and Forestry Department is requesting that \$5,000 be held back in securities for the guarantee of boulevard trees. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

Relationship to Vaughan Vision 2007

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600 (4.7.1). OPA policies require that development take place in accordance with the requirements and standards of the City and relevant agencies.

This report is consistent with the priorities previously set by Council.

Conclusion

It is therefore appropriate that the municipal services in 65M-3777 be assumed and the municipal services letter of credit be reduced to \$5,000. Once the trees have been replaced and reinspected and are satisfactory, the letter of credit will be released.

Attachments

1. Location Map

Report prepared by:

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Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering and Public Works

Michael Won, P. Eng.
Director of Development/
Transportation Services

VR/fc

ATTACHMENT No. 1



SUBDIVISION ASSUMPTION

MILLVIEW - PHASE 1

19T-81061 / 65M-3377

LOCATION : Part of Lots 25 & 26, Conc. 8

LEGEND



SUBJECT LANDS



NOT TO SCALE